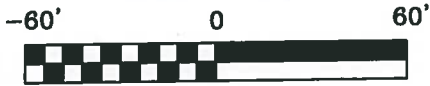


EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE AND
TITLE COMMITMENT NOTES

SCALE: 1"=60'



NORTH LAMAR BOULEVARD
(WIDTH VARIES)

JOHN APPELGAIT
SURVEY NO. 58

20/20 SUBDIVISION
VOL. 95, PG. 130,
P.R.T.C.T.

LOT 1, BLOCK A,

ARC CAFEHLD001, LLC
DOC. NO. 2013126250
O.P.R.T.C.T.

ESMT
VOL. 12629 PG. 318

JOINT ACCESS ESMT
VOL. 12247, PG. 26

5' ELEC
ESMT
PER PLAT

JOINT ACCESS ESMT.
VOL. 12628, PG. 475 &
VOL. 12710, PG. 12

LOT 1
NORTHWEND PHASE B SEC 1-C
VOL. 83, PG. 220B
P.R.T.C.T.

POWER
POLE
307570
CKT811
79

10' TELEPHONE
EASEMENT
VOL. 2695, PG. 44

15" L.O.
SIDEWALK ESMT
VOL. 12296 PG. 50

35' B.L.
PER PLAT

PARCEL 71
0.052 ACRES
(2,245 SQ. FT.)

LOT 1A, RESUBDIVISION OF LOT 1,
BLOCK B NORTHWEND PHASE B,
SECTION ONE
VOL. 93, PG. 279,
P.R.T.C.T.
CONVEYED TO
PISCES FOODS, LLC IN
VOL. 12520, PG. 1681
R.P.R.T.C.T.

JOINT ACCESS ESMT
VOL. 12247, PG. 34

50' DRAIN
AND PUE
PER PLAT

L1
(L1)

10' PUE
10' ROW RESERVE
VOL. 83, PG. 225A
VOL. 95, PG. 130

TREE # 8945
12" CEDAR

TREE # 8944
17" CEDAR MS
11", 11"

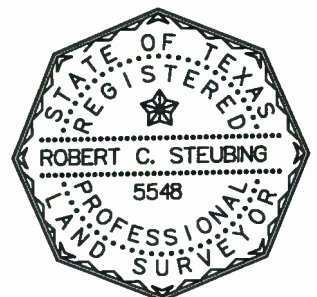
P.O.C. S65°18'20"E
105.03'

C2

P.O.B.
N: 10107225.42
E: 3128759.27

LONGSPUR BOULEVARD WEST
(WIDTH VARIES)

PAGE 3 OF 4



Robert C. Steubing 07/26/2017
ROBERT C. STEUBING (612-505-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

TITLE COMMITMENT PROVIDED BY:

INDEPENDENCE TITLE COMPANY

GF NO.: 1719130-KFO

EFFECTIVE DATE: MAY 22, 2017

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

1. The following restrictive covenants of record in: Volume 83, Page 59D and Volume 93, Page 279, Plat Records and Volume 10826, Page 1664, Volume 12247, Page 34, Volume 12273, Page 600 and Volume 12528, Page 1681, Real Property Records, Travis County, Texas. AFFECTS THIS TRACT

10.e. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 83, Page 59D, Plat Records, Travis County, Texas. AFFECTS TRACT.

10.f. Easement/Reservation as shown on the plat and dedication set out in Schedule A hereof:

Purpose: future right of way

Location: 10' adjacent to and parallel with North Lamar Blvd. DOES NOT AFFECT TRACT

10.g. Easement as shown on the plat and dedication set out in Schedule A hereof:

Purpose: public utility

Location: 10' adjacent to and parallel with the 10 foot future right of way line. AFFECTS TRACT

10.h. Easement as shown on the plat and dedication set out in Schedule A hereof:

Purpose: drainage and public utility

Location: 25' along the east property line. DOES NOT AFFECT TRACT.

10.i. Easement:

Recorded: Volume 12296, Page 50, Real Property Records, Travis County, Texas.

To: City of Austin

Purpose: sidewalk DOES NOT AFFECT THIS TRACT.

10.j. Easement:

Recorded: Volume 12316, Page 1901, Real Property Records, Travis County, Texas.

To: City of Austin

Purpose: temporary electric utility. AFFECTS TRACT.

10.k. Terms, Conditions, and Stipulations in the Agreement:

Recorded: Volume 12247, Page 26, Real Property Records, Travis County, Texas.

Type: Declaration of Easements and Restrictions. AFFECTS TRACT.

10.l. Terms, Conditions, and Stipulations in the Agreement:

Recorded: Volume 12247, Page 34, Real Property Records, Travis County, Texas.

Type: Declaration of Easements and Restrictions. DOES NOT AFFECT TRACT.

10.m. Terms, Conditions, and Stipulations in the Agreement:

Recorded: Volume 12628, Page 475, Real Property Records, Travis County, Texas.

Type: Declaration of Easements and Restrictions. DOES NOT AFFECT TRACT.

10.n. Terms, Conditions, and Stipulations in the Agreement:

Recorded: Volume 12629, Page 318, Real Property Records, Travis County, Texas.

Type: Declaration of Easements and Restrictions. DOES NOT AFFECT TRACT.

10.o. Notice Regarding: Construction of Subdivision Improvements

Recorded: Volume 12255, Page 78, Real Property Records, Travis County, Texas.

NOT A SURVEYING MATTER.

LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ▲ MAGNAIL FOUND
- PUNCH HOLE FOUND
- ⊠ IRRIGATION CONTROL VALVE
- ⊙ BOLLARD
- POWER POLE
- ⊠ TELEPHONE RISER
- ⊙ TELEPHONE MANHOLE
- ⊠ TELEPHONE BOX
- ⊠ TELEPHONE MARKER
- ⊠ LIGHT POLE
- ⊠ GUY WIRE
- ⊠ POWER POLE WITH LIGHT
- ⊠ WATER METER
- ⊠ WATER MANHOLE
- ⊠ WATER VALVE
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC PULL BOX
- POST
- BL BUILDING LINE
- ESMT EASEMENT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT, CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE

NUM	BEARING	DISTANCE
L1	N24°42'23"E	135.51'
L2	S65°12'47"E	15.00'
L3	S24°42'23"W	154.68'

Record Line Table		
Line #	Direction	Length
(L1)	N26° 59' 00"E	135.21'

CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	5.00'	20.00'	14°18'33"	S57°58'36"E	4.98'
C2	26.18	20.00'	75°00'28"	N13°18'53"W	24.35'

PAGE 4 OF 4

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN JANUARY, 2017

Robert C. Steubing 07/26/2017

ROBERT C. STEUBING (512-505-7146)

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

